

IN RE: PETITION FOR ADMIN. VARIANCE	* BEFORE THE
N/S Sherwood Avenue, 150' W of	* DEPUTY ZONING COMMISSIONER
the c/l of Ivanhoe Place	* OF BALTIMORE COUNTY
(104 Sherwood Avenue)	* Case No. 96-102-A
3rd Election District	*
2nd Councilmanic District	
Kenneth Hipsley, et ux	
Petitioners	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 104 Sherwood Avenue, located in the vicinity of Reisterstown Road in Pikesville. The Petition was filed by the owners of the property, Kenneth and Melinda Hipsley. The Petitioners seek relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (17' x 33' swimming pool) to be located in the side yard in lieu of the required rear yard. The property consists of two lots, known as Lots 356 and 357 of Ralston, and comprise a total area of 9,570 sq.ft., zoned D.R. 5.5 and is more particularly described on the site plan submitted which was marked into evidence as Petitioner's Exhibit 1.

The Petitioners have filed a Petition for Administrative Variance and the subject property has been duly posted. There being no requests for public hearing, a decision shall be rendered based upon the documentation contained within the case file.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion

ORDER RECEIVED FOR FILING
 Date 11/13/95
 By [Signature]

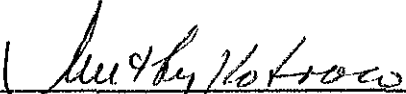
[Faint illegible text]

of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 13th day of October, 1995 that the Petition for Administrative Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a 17' x 33' swimming pool to be located in the side yard in lieu of the required rear yard, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. ROTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 11/13/95
By [Signature]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

October 13, 1995

Mr. & Mrs. Kenneth Hipsley
104 Sherwood Avenue
Pikesville, Maryland 21208

RE: PETITION FOR ADMINISTRATIVE VARIANCE
N/S Sherwood Avenue, 150' W of the c/l of Ivanhoe Place
(104 Sherwood Avenue)
3rd Election District - 2nd Councilmanic District
Kenneth Hipsley, et ux - Petitioners
Case No. 96-102-A

Dear Mr. & Mrs. Hipsley:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

~~File~~



96-102-A

Zoning description for 104 Sherwood Ave. Beginning at a point on the North side of Sherwood Ave which is fifty feet wide at the distance of two hundred and forty feet west of the centerline of the nearest improved intersecting street, Ivanhoe place which is fifty feet wide. Being Lot # 356, 357, Block , Section # in the Subdivision of Ralston as recorded in Balt. Co. plat book # 1, Folio # 276, Containing 9570 square feet. Also known as 104 Sherwood Ave and located in the 3 Election District, 2 Councilmanic District.

118

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No.

002356

DATE 9/13/95 ACCOUNT 01-615
Item: 118 96-102-A
By: mmk AMOUNT \$ 85.00

RECEIVED Pleasure Pools - Ken Hipsley - 104 Sherwood Ave
FROM:

010 - Res var. — \$50.00
080 - 1 sign — \$35.00

FOR: \$85.00

03A03#0396MICHRC

\$85.00

BA C011#12AM09-13-95

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 118

Petitioner: Ken Hipsley

Location: 104 Sherwood Ave. Pikesville Md.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Pleasure Pools Inc

ADDRESS: 905 Berryman's La. Riesterstown
Md. 21136

PHONE NUMBER: (410) 833-0850

AJ:ggs

(Revised 04/09/93)



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

96-202-A

District 3rd Date of Posting 9/29/95
Posted for: Variance
Petitioner: Rosemary & Melinda Hipsley
Location of property: 104 Shorewood Ave
Location of Sign: Facing road way on property being zoned
Remarks: _____
Posted by: M. Hipsley Date of return: 9/29/95
Number of Signs: 1





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 21, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-102-A (Item 118)
104 Sherwood Avenue
N/S Sherwood Avenue, 150' W of c/l Ivanhoe Place
3rd Election District - 2nd Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before September 24, 1995. The closing date (October 10, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: Kenneth and Melinda Hipsley

MICRON 11/11/95



Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 104 Sherwood Ave
address
Pikesville Md.
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

The rear yard is too small for a swimming pool.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature]
(signature)
Mr. Kenneth Hipsley
(type or print name)



[Signature]
(signature)
Mrs. Melinda Hipsley
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13 day of Sept, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Mr. Kenneth Hipsley & Mrs. Melinda Hipsley

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

13 Sept 95
date

[Signature]
NOTARY PUBLIC

My Commission Expires:

3/1/97

MICROFILM



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 104 Sherwood Ave.

96-102-A

which is presently zoned OR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

400.1 to permit a pool in the side yard in lieu of the rear.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

1.) The rear yard is too small for a swimming pool.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Mr. Kenneth Hipsley
(Type or Print Name)

Signature

Mrs. Melinda Hipsley
(Type or Print Name)

Signature

104 Sherwood Ave. 484-3670(H)
Address Phone No. 664-2107(W)

Pikesville md.
City State Zipcode

Name, Address and phone number of representative to be contacted, if:

Damon Hammersla 833 0850
Name
905 Berrymans la. Reisterstown
Address Phone No. md. 21136

A public hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: MDK

DATE: 9/13/95

ESTIMATED POSTING DATE: 9/24/95



Printed with Soybean Ink
on Recycled Paper

ITEM #: 118

ORDER RECEIVED FOR FILING
De 11/13/95



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 3, 1995

Mr. and Mrs. Kenneth Hipsley
104 Sherwood Avenue
Pikesville, Maryland 21208

RE: Item No.: 118
Case No.: 96-102-A
Petitioner: K. Hipsley, et ux

Dear Mr. and Mrs. Hipsley:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on September 24, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is written in a cursive style.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 09/28/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: MARYLAND REALTY INVESTMENT CORPORATION

LOCATION: SW/S BART ALLEN LA., 500' NW OF CENTERLINE EAST DEVONFIELD DR.
(BECWITH ESTATES)

Item No.: 117

Zoning Agenda: SPECIAL HEARING

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 118, 121 & 122.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
A MINIMUM ROAD WIDTH OF 16 FEET IS REQUIRED FOR THE ACCESS ROAD FOR LOTS NUMBER 2 THRU 6.

RECEIVED
SEP 29 1995

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: September 20, 1995

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 72, ²(118), 121, 122

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kerns

PK/JL

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM
FROM: DEPRM
Development Coordination
SUBJECT: Zoning Advisory Committee
Agenda: 9/25/95

DATE: 9/25/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

118 ✓
119
120
121
122 (41)

LS:sp

LETTY2/DEPRM/TXTSBP



**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary
Hal Kassoff
Administrator

9-20-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 11B (MJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for *Bob Small*
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Sept. 29, 1995
Zoning Administration and Development Management

FROM: *Rwb* Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for October 2, 1995
Items 118, 121 and 122

The Development Plans Review Division has reviewed
the subject zoning items and we have no comments.

RWB:sw

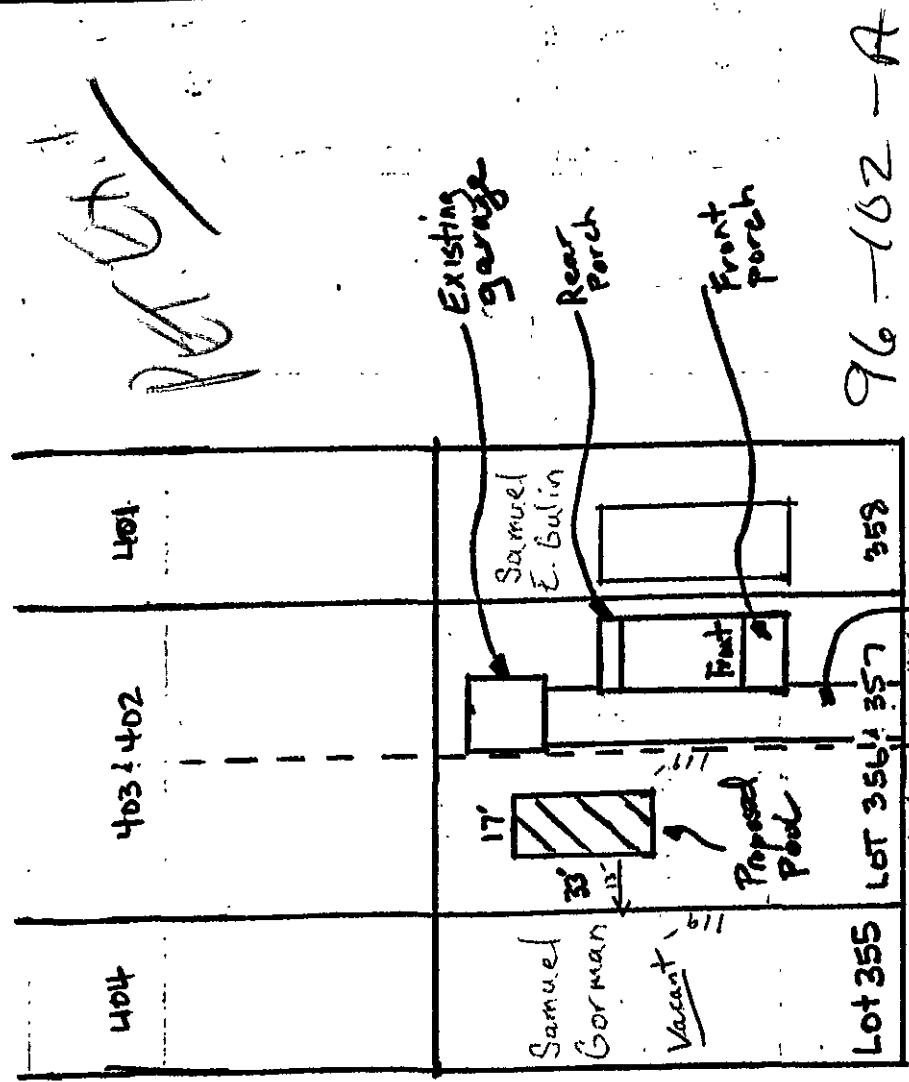
Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

see pages 5 & 6 of the CHECKLIST for additional required information

PROPERTY ADDRESS: 104 Sherwood Ave.

Subdivision name: Ralston
 plat book # 1, folio # 276, lot # 357, section # -

OWNER: Ken & Melinda Hipsley

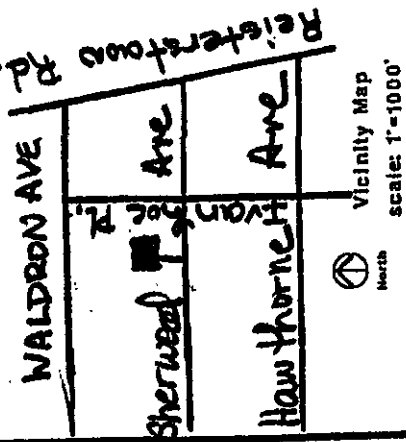


96-162-A
SHERWOOD AVE driveway



North
 date: 9/7/95
 prepared by: D.H.

Scale of Drawing: 1" = 50'

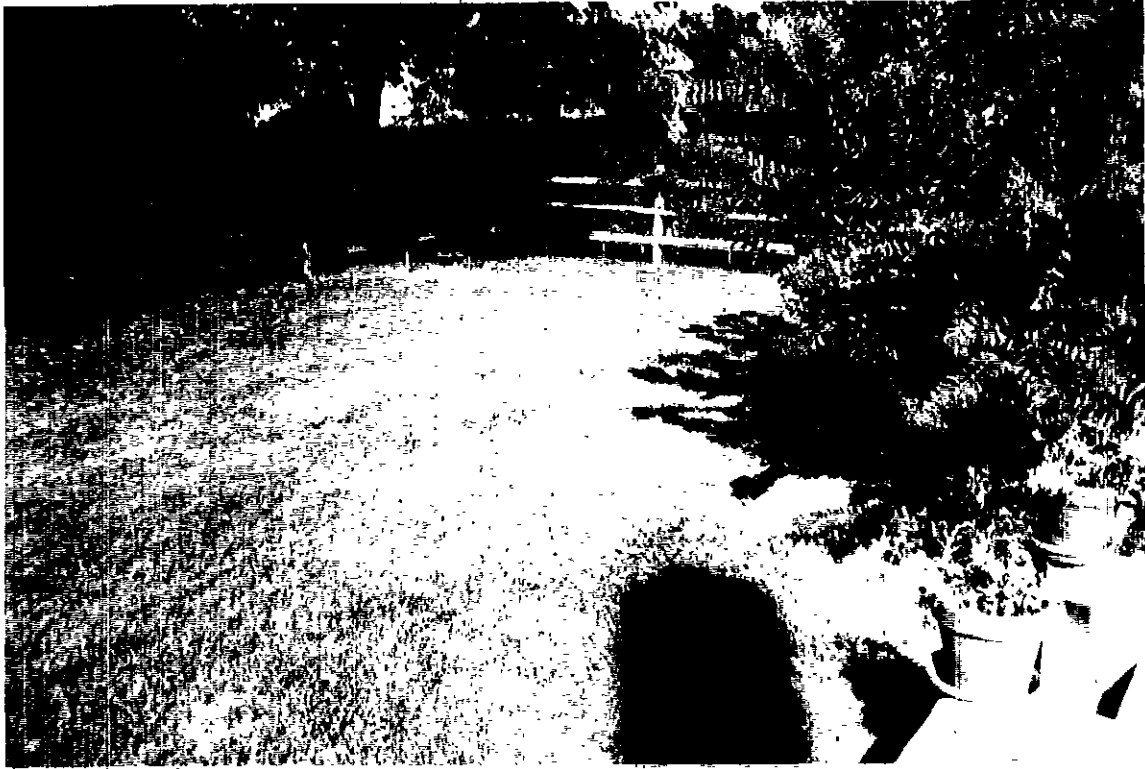


LOCATION INFORMATION

Election District: 3
 Councilmanic District: 2
 1"-200' scale map #: NW 7-F
 Zoning: MS-5
 Lot size: .20 acreage 9570 square feet

public: private
 SEWER: ☒ ☐
 WATER: ☒ ☐
 Chesapeake Bay Critical Area: ☐ ☒
 Prior Zoning Hearings: NONE

Zoning Office USE ONLY!
 reviewed by: MDK ITEM #: 118 CASE #:



Side yard proposed location of pool.



UNCLASSIFIED

96-102-A



Rear Yard

IN RE: PETITION FOR ADMIN. VARIANCE
N/S Sherwood Avenue, 150' W of
the c/l of Ivanhoe Place
(104 Sherwood Avenue)
3rd Election District
2nd Councilmanic District
Kenneth Hipsley, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-102-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 104 Sherwood Avenue, located in the vicinity of Reisterstown Road in Pikesville. The Petition was filed by the owners of the property, Kenneth and Melinda Hipsley. The Petitioners seek relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (17' x 33' swimming pool) to be located in the side yard in lieu of the required rear yard. The property consists of two lots, known as Lots 356 and 357 of Ralston, and comprise a total area of 9,570 sq.ft., zoned D.R. 5.5 and is more particularly described on the site plan submitted which was marked into evidence as Petitioner's Exhibit 1.

The Petitioners have filed a Petition for Administrative Variance and the subject property has been duly posted. There being no requests for public hearing, a decision shall be rendered based upon the documentation contained within the case file.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion

of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 13th day of October, 1995 that the Petition for Administrative Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a 17' x 33' swimming pool to be located in the side yard in lieu of the required rear yard, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

October 13, 1995

(410) 887-4386

Mr. & Mrs. Kenneth Hipsley
104 Sherwood Avenue
Pikesville, Maryland 21208

RE: PETITION FOR ADMINISTRATIVE VARIANCE
N/S Sherwood Avenue, 150' W of the c/l of Ivanhoe Place
(104 Sherwood Avenue)
3rd Election District - 2nd Councilmanic District
Kenneth Hipsley, et ux - Petitioners
Case No. 96-102-A

Dear Mr. & Mrs. Hipsley:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

Timothy M. Kotroco

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

file

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 104 Sherwood Ave
96-102-A which is presently zoned D.R. 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 to permit a pool in the side yard in lieu of the rear.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

1) The rear yard is too small for a swimming pool.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

We do solemnly swear and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Mr. Kenneth Hipsley

Mrs. Melinda Hipsley

104 Sherwood Ave

Pikesville, Md.

434-3670 (H)

21208

Damen Hamersla

905 Barrymans Ln

Reisterstown

21136

887-0850

By

RECEIVED BY

DATE

ESTIMATED POSTING DATE

ITEM #

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

104 Sherwood Ave.

Pikesville Md.

Zip Code

That based upon personal knowledge, the following are the facts upon which I/we have the request for an Administrative Variance at the above address: (provide hardship or practical difficulty)

The rear yard is too small for a swimming pool

96-102-A

Zoning description for 104 Sherwood Ave. Beginning at a point on the North side of Sherwood Ave which is fifty feet wide at the distance of one hundred and forty feet west of the center line of the nearest improved intersecting street Ivanhoe place which is fifty feet wide. Being Lot # 356, 357, Block Section # in the Subdivision of Ralston as recorded in Balt. Co. plat book # 1, folio # 276 containing 9570 square feet. Also known as 104 Sherwood Ave. and located in the 3rd Election District, 2nd Councilmanic District.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 3rd Date of Posting 9/22/95

Posted for Variance

Petitioner: Kenneth & Melinda Hipsley

Location of property: 104 Sherwood Ave

Location of Sign: Being read by on property being posted

Remarks:

Posted by: [Signature] Date of return: 9/22/95

Number of Signs: 1

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 9/13/95 ACCOUNT 01-615

ITEM: 118 96-102-A

AMOUNT: \$ 85.00

FROM: Please Pay - Ken Hipsley - 104 Sherwood Ave

010-1347 - \$50.00

010-1347 - \$35.00

FOR: \$85.00

33-0340394M1C-WC 885.00

33 COLL1124M09-13-95

VALIDATION OR SIGNATURE OF CLERK

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

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PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Carl J. Jablon

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 118

Petitioner: Ken Hipsley

Location: 104 Sherwood Ave Pikesville Md

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Pleasure Pools Inc

ADDRESS: 905 Barrymans Ln Reisterstown

Md 21136

PHONE NUMBER: (410) 833-0850

AJ:ggg

(Revised 04/09/93)



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 21, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-102-A (Item 118)
104 Sherwood Avenue
N/S Sherwood Avenue, 150' W of c/l Ivanhoe Place
3rd Election District - 2nd Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a reminder regarding the administrative process.

- 1) Your property will be posted on or before September 24, 1995. The closing date (October 10, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Carl Jablon

Arnold Jablon
Director

cc: Kenneth and Melinda Hipsley

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on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 3, 1995

Mr. and Mrs. Kenneth Hipsley
104 Sherwood Avenue
Pikesville, Maryland 21208

RE: Item No.: 118
Case No.: 96-102-A
Petitioner: K. Hipsley, et ux

Dear Mr. and Mrs. Hipsley:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on September 24, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,
W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

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on Recycled Paper

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-1500

DATE: 09/28/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: MARYLAND REALTY INVESTMENT CORPORATION

LOCATION: SW/4 BART ALLEN LA., 500' NW OF CENTERLINE EAST DEVONFIELD DR.
(BECWITH ESTATES)

Item No.: 117

Zoning Agenda: SPECIAL HEARING

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 118, 121 & 122.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. A MINIMUM ROAD WIDTH OF 16 FEET IS REQUIRED FOR THE ACCESS ROAD FOR LOTS NUMBER 2 THRU 6.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office. PHONE 887-4861, MS-1102F

cc: File
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on Recycled Paper

RECEIVED
SEP 29 1995
ZADM

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: September 20, 1995

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):
Item Nos. 72, 118, 121, 122

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey M. Long*

Division Chief: *Caryl L. Kerns*

PK/JL

ITEM72/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM
FROM: DEPRM
Development Coordination
SUBJECT: Zoning Advisory Committee
Agenda: 9/25/95

DATE: 9/25/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:
118
119
120
121
122 (1)

LS:sp

LETTY2/DEPRM/TXTSBP



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 118 (MJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2268 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21202-0717
Street Address: 707 North Calvert Street • Baltimore, MD 21202

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management

DATE: Sept. 29, 1995

FROM: Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for October 2, 1995
Items 118, 121 and 122

The Development Plans Review Division has reviewed the subject zoning items and we have no comments.

RWB:ew

Plat

+ of +

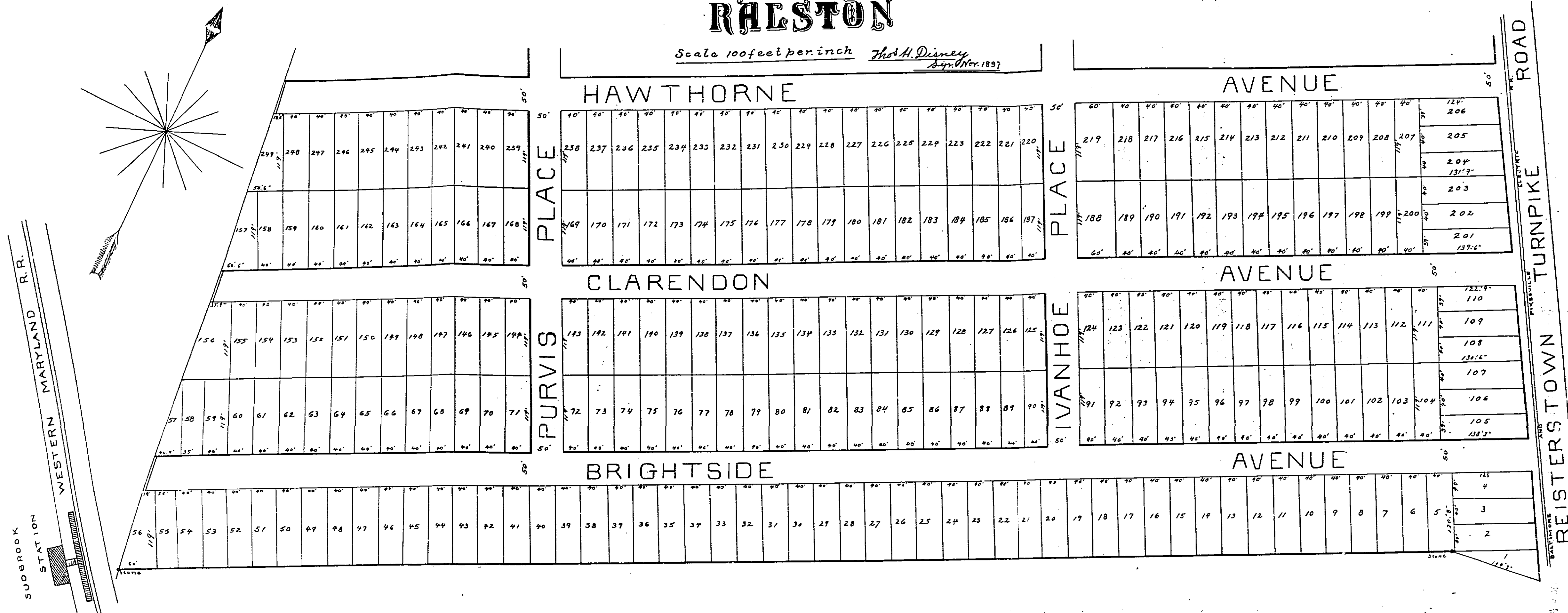
RALSTON

Scale 100 feet per inch *Thos. H. Disney*
Apr. 1897

Filed November 18th 1897

Test: *Lewis M. Bacon*
 Clerk.

J.W.S. N^o 1 PART 2-275

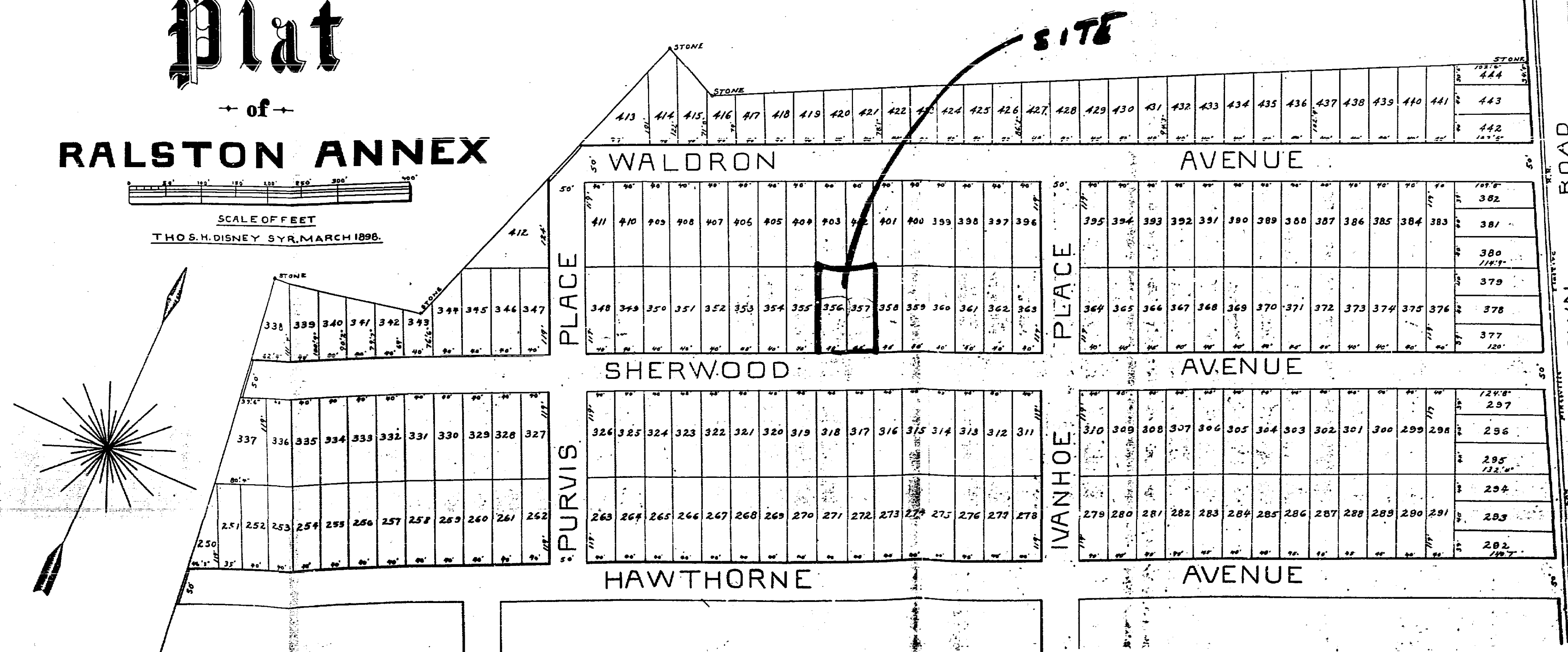


Plat

+ of +

RALSTON ANNEX

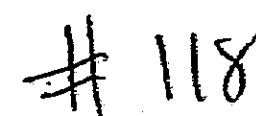
SCALE OF FEET
 THOS. H. DISNEY SUR. MARCH 1898.



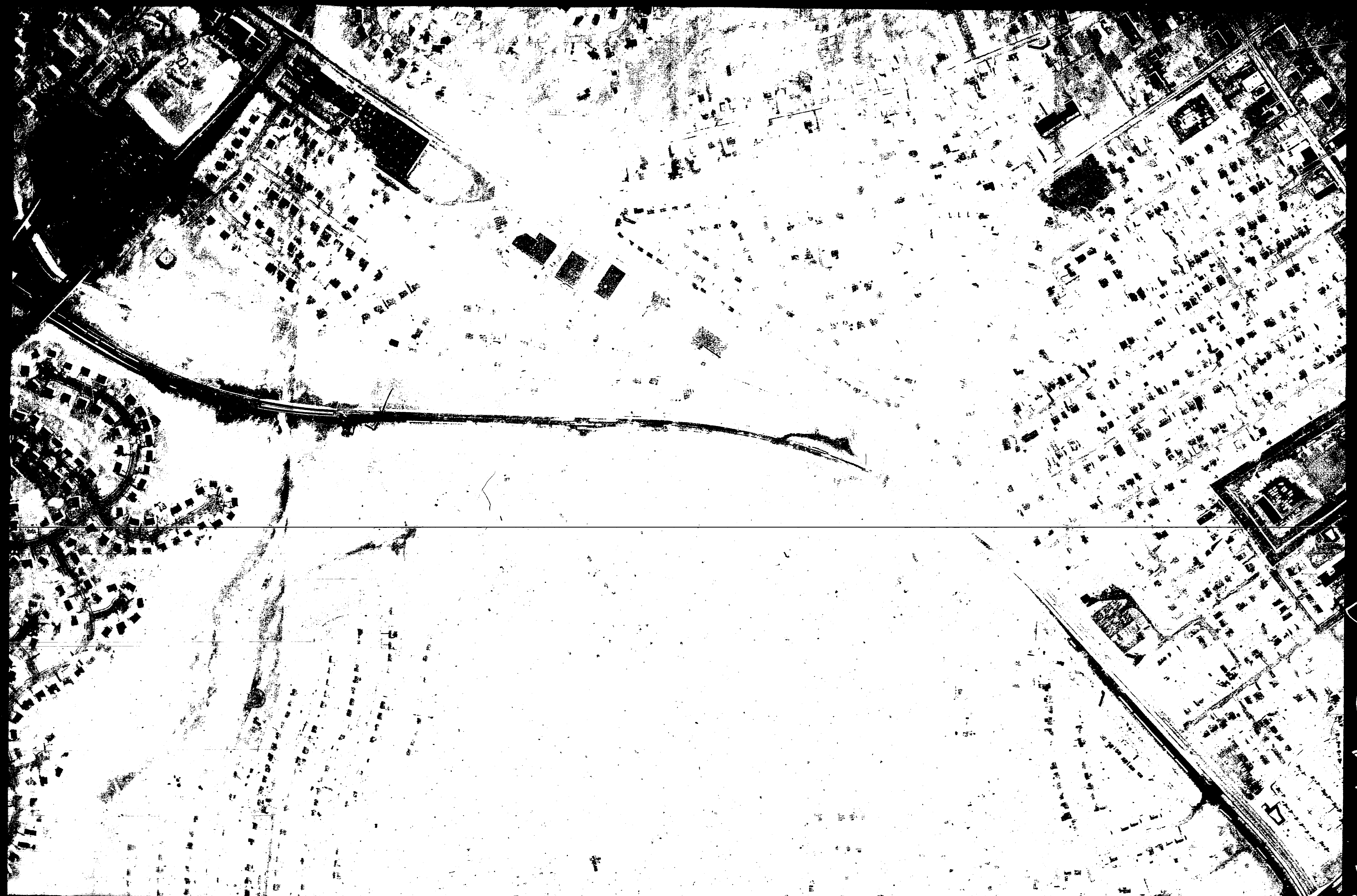
J.W.S. N^o 1 PART 2-276

96-102-A

#118



96-102-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION

PIKESVILLE

118

SHEET

N.W.
7-F

MICROFILM

96-102-A